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City of Hamilton Planning and Development Department

1996

MIXED USE AREAS

Mixed Use!?

You have all heard of mixed drinks, mixed nuts, and mixed up, but have you ever heard of mixed use?? Probably Not! Mixed use is a unique city planning concept used to describe the situation where two or more land uses are located in one building, on one site or on one parcel of land.



James Street North



Upper Wellington Street at Stone Church

Some of you may recognize mixed use areas/buildings, others may not. The Downtown is the prime example of a mixed use area. There are retail stores on the ground floor of buildings with 2 or more storeys and above are small offices or residential apartments. The Century 21 building on Main Street East at Catherine Street and First Place at the corner of King Street East and Wellington Street are both examples of mixed use buildings.

What are the Benefits of Mixed Uses and Mixed Use Developments?

People live near their work, business or shopping and do not necessarily need to use their car. They are close to transit, they can walk or cycle - this saves money, and creates a healthier, better environment. Another benefit is more activity on the street at different times of the day. Personal safety is improved because there are more "eyes on the street". And, people living close to stores and services can support local business.



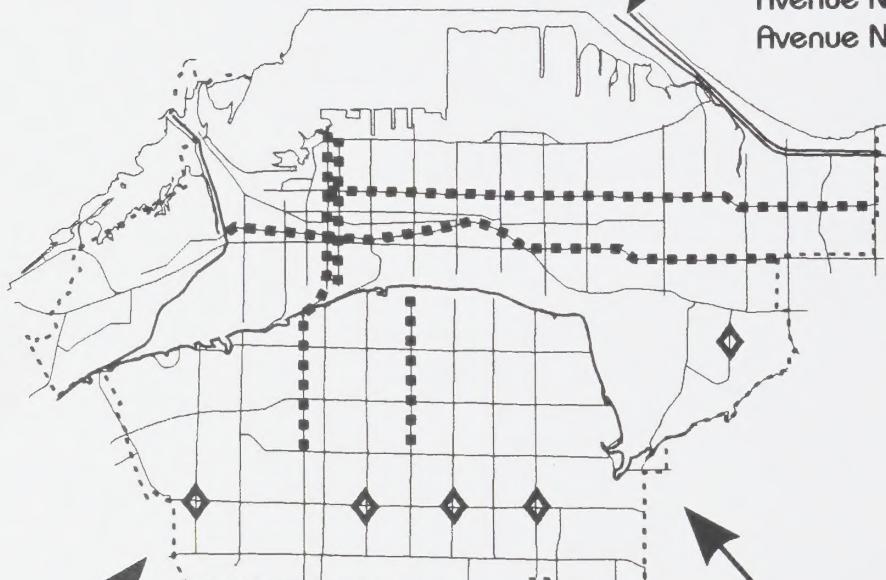
HAMILTON'S PLAN FOR TOMORROW

Are Mixed Use Areas A Good Idea?

The City has always promoted mixed use areas - in multi-centres, along major roads or in a geographic area (i.e., Downtown).

Sections of major roads such as Barton Street, Main Street, King Street, are characterized by stores on the ground floor and one or two storeys of small apartments above. Living in these areas does have its advantages, for example:

- you are close to public transit; generally, the more people live/work on the major streets, the more efficient public transit is; and,
- you are close to a variety of goods and services which are supported by local people.



The concept of the "multi-centre", a form of mixed use, was introduced in the 1970's, particularly on the 'Mountain' where separation of land uses was more prominent. The multicentres, located at the intersections of major roads, ideally would have different land uses (i.e., apartment, plaza, church, library). This area would serve as a community focus for the 4 neighbourhoods. **Has this concept worked? Yes, to a certain degree.** There are still several corners where the land is still vacant. Of the lands that are developed, small plazas are the most predominate land use; apartments, townhouses, single-family dwellings and churches are the other uses.

For further information on this brochure, please contact David Godley at (905) 546-2063.

The Region has identified the following major roads as mixed use areas:

- Barton Street (James Street North to Grays Road)
- Main Street (Longwood to Centennial Parkway North)
- James and John Streets (Barton to St. Josephs hospital); and,
- Upper James and Upper Wentworth Streets (Mountain Brow Boulevard to Limeridge Road)

Do YOU Agree? Should other major streets be actively promoted as mixed use areas.
e.g. King Street, Locke Street, Kenilworth Avenue North, Ottawa Street North, Parkdale Avenue North or Concession Street?

CITYVIEW

CityView Hamilton's Plan for Tomorrow is your opportunity to present your ideas and thoughts on the future of Hamilton.

Your ideas will ultimately form the basis of a new Official Plan for the City of Hamilton.

Staff of Hamilton's Planning and Development Department are available to answer your questions on any facet of CityView.

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